

88890

EXHIBIT

2-5-17-100 WOP

REAL ESTATE CONTRACT

This CONTRACT FOR THE SALE OF LAND executed this date between CORRINE V. YULE, who also appears of record as CORRINE V. SURBECK, a married woman in her separate estate, hereinafter referred to as "Seller", and ROGER D. DONALD and DORIS E. DONALD, husband and wife, hereinafter referred to as "Purchaser",

W I T N E S S E T H :

That for and in consideration of the covenants and agreements hereinafter provided, the Seller hereby agrees to sell and convey to the Purchaser, and the Purchaser agrees to buy of the Seller the following described real property, hereinafter referred to as the "premises" or the "property", upon the terms and conditions provided in this contract.

DESCRIPTION OF PROPERTY: Situated in Skamania County, State of Washington:

A tract of land in Section 19, Township 2 North, Range 5 East of the Willamette Meridian, described as follows:

The East 495 feet of the North 220 feet of the following tract:

BEGINNING at the Northwest corner of the North half of the Northeast quarter of said Section 19; thence South 440 feet; thence East 1480 feet; thence North 440 feet; thence West 1480 feet, more or less, to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, 20 feet in width, over, under and across an existing roadway, the center line of which commences at the Southwest corner of the tract herein conveyed and extends thence in a westerly direction across the West 985 feet of the North 440 feet of the North half of said Northeast quarter to the East line of Skye Road.

SUBJECT TO easements and rights of way for electric transmission lines and telephone or television facilities granted to Public Utility District No. 1 of Skamania County, a Municipal corporation, by instrument recorded under Auditor's File No. 72907, records of said County.

The parcel being conveyed also being known as Lot 2 of Corrine V. Yule Short Plat, recorded June 26, 1979, in Book 2 of Short Plats, page 111, under Auditor's File No. 88847, records of Skamania County, Washington.

AND AS CONDITIONS HEREOF THE PARTIES COVENANT AND AGREE AS FOLLOWS:

1. CONSIDERATION AND PAYMENT: The total purchase and sale price is the sum of ELEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$11,500.00), of which Purchaser has paid to Seller the sum of TWO THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$2,300.00), upon the execution of this contract, the receipt whereof Seller hereby acknowledges. The balance of the purchase price in the amount of \$9,200.00 shall be

MILK & LAHMANN
ATTORNEYS AT LAW
800 5TH AVE.
GAINESVILLE, TEXAS 76705
PHONE 817-680-1111

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Transaction in compliance with County subdivision ordinances
Skamania County Auditor - By _____

due and payable in monthly installments of NINETY-SEVEN AND 37/100 DOLLARS (\$97.37), or more at Purchaser's option, commencing thirty (30) days from the date of this instrument and continuing on the same day of each month thereafter until the entire purchase price and interest is paid in full. PROVIDED HOWEVER, that the entire purchase price and interest shall be paid in full within ten (10) years from the date of this instrument. The declining principal balances of the purchase price shall bear interest from the date of this instrument at the rate of nine and three-quarter percent (9-3/4%) per annum, and the monthly installments aforesaid shall be first applied to the interest accruing from month to month, and the balance credited to the principal.

2. TAXES AND ASSESSMENTS: Seller warrants that the real property taxes and all assessments against the property are paid through the calendar year 1979. Purchaser covenants to seasonably pay all such real property taxes and any other governmental or municipal assessments thereafter levied on the property during the performance of this contract. Such real property taxes for the current year shall be prorated between the parties as of the date of this instrument.

3. INSPECTION AND RISK OF LOSS: Purchaser agrees that he has fully inspected the real property herein bargained to be sold and is relying on no representations or warranties except as expressed in this contract. Purchaser assumes the risk of loss or damage to said property by fire or otherwise, and agrees that the destruction of said property, in whole or in part, or that the taking of said property or any part thereof for public use, shall not constitute a failure of consideration on the part of the Seller.

4. POSSESSION, USE AND TITLE: Purchaser shall be entitled to the possession of the property on the date of this instrument and thereafter while this contract is not in default, except that Seller reserves the privilege of inspecting the property at all reasonable times concerning the performance of this contract. Purchaser covenants to use the premises in a lawful manner and to commit or suffer no waste of the same. Purchaser covenants further to seasonably pay all charges to said premises for repairs, utilities, improvements or otherwise, to the end that no liens for the same may attach to the property. If Purchaser shall fail or neglect to make any such payments, shall fail or neglect to pay the taxes or assessments thereon, or shall neglect any charge which in the opinion of Seller may attach as a lien to the premises, then Seller may, at his election, make any such payments, and any sums so paid by Seller shall be repayable by Purchaser on demand, or Seller may, at his election, add the amount thereof to the unpaid balance of this contract.

Upon the complete payment and performance of this contract Seller covenants to execute and deliver to Purchaser a warranty deed in statutory form conveying the property as herein described and otherwise free of liens or encumbrances as of the date of this contract. Seller shall not warrant against any such liens or encumbrances that may be incurred or suffered by Purchaser subsequent to the date of this contract.

5. PERFORMANCE AND DEFAULT: Time and exact performance in all things shall be of the essence of this contract. In event of default by Purchaser in the payment of the several sums herein provided,

or in event of the failure or neglect of Purchaser to perform the several terms and conditions of this contract, and said default having continued for a period of fifteen (15) days, then Seller may declare Purchaser's interest hereunder forfeited and may repossess the property, retaining any sums theretofore paid as liquidated damages for such failure to perform and for the use and occupancy of the premises. Seller may in the alternative bring action on any intermediate overdue installments or upon any payments made by Seller and repayable by Purchaser, and the institution of any such action shall not constitute an election of remedy as to any subsequent default. The waiver by Seller of any breach of this contract shall not be construed as a waiver of said covenants or of any future breach of any term of this contract.

In the event a legal or equitable action is commenced to enforce any rights under this contract or for the forfeiture of the same, then the prevailing party shall be entitled to a reasonable sum as attorney fees in said suit. It is agreed that any notice required by law concerning the enforcement or forfeiture of this contract may be made by registered or certified United States mail, addressed to Purchaser's last known mailing address, or to such specific address as Purchaser may hereafter designate to Seller in writing.

6. ADDITIONAL COVENANTS: (a) Seller agrees to furnish to Purchaser as soon as procurable a policy of title insurance in the amount of the purchase price insuring Purchaser's interest in the property pursuant to this contract. (b) It is acknowledged that the property is now subject to mortgages to River View Savings Association, Camas, Washington, and to Washington State Bank, Washouak, Washington, and Seller covenants to make all payments required by said mortgages to the end that the property will be conveyed upon the final payment and performance of this contract free of the lien of said mortgages. If Seller shall neglect any such payments, Purchaser is privileged to make the same in order to protect his interest in the property, and any sums so paid thereby shall be credited upon the monthly installments next coming due pursuant to this contract. (c) In regard to the non-exclusive easement for ingress, egress and utilities hereinabove described, Purchaser agrees to contribute to the maintenance of the roadway on said easement in common with all other persons using the same and this covenant shall survive the final payment and performance of this contract. (d) Purchaser covenants that he will not assign, sell, transfer, contract to sell, encumber, or in any manner alienate his interest in this contract or the property covered hereby, either in whole or in part, except with the prior written consent of the Seller.

IN WITNESS WHEREOF, the parties have executed this instrument this 2nd day of July, 1979.

Corrine V. Yule
Corrine V. Yule

Roger D. Donald
Roger D. Donald

Doris E. Donald
Doris E. Donald

No. 6825
TRANSACTION EXCISE TAX

SELLER PURCHASER

STATE OF WASHINGTON)
Amount Payable \$115.00

County of Clark)
Skiagone County Treasurer

On this day personally appeared before me CORRIANE V. YULE, ROGER D. DONALD and DORIS E. DONALD, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2nd day of July, 1979.

Notary Public in and for the State of Washington, residing at Vancouver, WA